CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A .- FOR SALE -- AN EXTRA WIDE PROPERTY ON the west side of the BOWERY, near Houston st. also an extra size corner on the west side of 2D AV., below 30th st., at a low price.

30th st., at a low price.

Apply to
GEO. R. READ.
Aster Building. 9 Pine at.

A FINE, LARGE. DOWNTOWN BUSINESS CORner; the greatest bargain in the city to-day: price 2230,000; merigage \$107,000; will also exchange for 6ther property and cash; bits is a rare chance, and investors should make haste. Principals only apply to OTTO PULLICH. 920 th at., near 50th at. EAST 14TH ST. NEAR 2D AV.—FOUR STORY PRI-vate House; lot 23x100. BROTHERS, 834 Broadway. FOLSOM BROTHERS, 834 Broadway. FINAL OPPORTUNITY TO SECURE CORNER STORE and Office Building near Wall st.; rentals \$4,200; sacri-fice at \$40,000; want offer; cass (stems. GIBSON, 58 Liberty st.

Above 14th St., 5th Av. to East River. FOR SALE. VALUABLE FIFTH AVENUE PROPERTY,

> southwest corner 21st st .. known as the

SOUTH REFORMED CHURCH,

92 feet by 142.8, SAMUEL SLOAN, 26 Exchange place, JOSEPH B. LOCKWOOD, 52 Wall st. A. CHANCE UNEQUALLED.—CASH \$20,000.

In consequence of dector's advice to leave New York, owner authorized me to sacrifice two elegant Flats, near 80th st. and Park av., one block from "L" station, paying on investment 16 per cent; over 10 per cent on whole value, 553,000, if made free and clear. No letters auswered. See owner personally, between 4 and 0, at Froehlich's office, 100 East 61st.

A-ATTENTION OF HOUSE BUYERS CALLED TO those elegant four story and extension Dwellings on 02d st., between 5th and Madison avs., 10 to 21 foot fronts also three story Dwellings on southeast cerner 83d st. and Madison av., 20 foot fronts; prices very moderate. WALTER REID.

Owner and Builder, office 11 East 92d st.

A BARGAIN.-FOUR STORY HIGH STOOP BROWN Stone, Lexington av., \$22,050; terms easy.

CHAS. PECK., 4 West 28th st.

A.-S. 500 CASH WILL BUY A TENEMENY. EAST side, near 70th st.; reads guarantoed over \$2,000; this is a bargain.

GEO. SEGER, 50 Liberty.

A.-A.-LOTS. WITH BULLDERS LOAN, ON a Bargain.

A.-A., A.-LOTS, WITH BUILDER'S LOAN, ON oast and wast sides.

GEO. SEGEE, 50 Liberty.

BABGAIN.—FOUR STORY BROWN STONE SINGLE Fint, No. 172 East 80th st., 19x70x100.2; only \$3,000 cash required. Further particulars at 1,376 3d arg.

RAUBITSCHEK. EAST 72D ST. FINE PRIVATE RESIDENCE, FOUR story; bard wood, decorated; price \$22,000.
HENRY R. KING, 60 Cedar.

EAST 71D ST.-FINE PRIVATE RESIDENCE, FOUR story; land wood, decorated, price \$22,000.

BOR SALE—OR EXCHANGE.

DO AV. CORNER 49TH ST..

10x75, four Stores and Avariments, cash price \$55,000; only \$5,000 required; balance mortgage.

10x70, five Stores and twenty Apartments. cash price \$150,000; \$100,000 can remain at 456.

10x70, five Stores and twenty Apartments. cash price \$150,000; \$100,000 can remain at 456.

10x70, five Stores and twenty Apartments. cash price \$150,000; \$100,000 can remain at 456.

10x70, five Stores and twenty Apartments. cash price \$150,000; \$100,000 can remain at 456.

10x70, four story high stoop; finest bouse in city; stoam beat; price \$25,000; \$25,000 can remain at 159 per cent.

NO. 483 LEXINATION AV..

20x60x70, four story high stoop; price \$25,000; \$25,000 cash.

NO. 502, four 509 WEST 1007H T..

10x80x100 cash, from story high stoop private Houses, all modern improvements, \$2,000 cash.

NOS. 294 282 AND 285 WEST 197H ST..

20x85x100 cash, four story Apartments, all improvements, \$2,000 cash.

BONIHEE, 70 CEDAR ST.

FOR SALE—158 EAST 102D ST., FOUR STORY brown stone Tenement, 30 by about 60 by 100; \$1,000.

GUIDENT BROTHERS, 70 William st.

GREAT BABGAIN.—HANDSOMB NEW HOUSE, modern style; best purt of Harlom, near Madison av.; price \$12,800; only \$1,500 cash required.

SIKE HKOS., 183 Broadway.

PROFITABLE INVESTMENT CAN BE SECURED IN two elegant, extra large, five story and basement Apartment Houses, 306 and 311 East 70th st., each 31.3x89x price \$12,800; only \$1,500 cash required.

ARTHUR KENNY, 60 College place.

TWO DECORATED FRIVATE DWELLINGS FOR pole. 1,289 and 1,234 Madison av., between 85th and 85th sts.; watchman on the uromises.

EKLPATRICK, Builder.

20th ST., BETWEEN 47H AND LEXINGTON AVS.—For sale—Cerey three story. Dwelling to sale; 22 feet wide; \$24,000.

F. E., BARNES, 4th av., and 25th st.

20TAND 409 EAST 15TH ST., ADJONING 1ST AV., 40x92: large Double front and small rest Houses; good Stores and tenaments: alterable into business purposes.

P. E. BARNES, 4th av. and 25th st.

407 AND 409 EAST ISTH ST., ADJOINING IST AV.
4082: large Double front and small rest Houses; good
Stores and tenemonis; alterable into business purposes.

(VRILLE STARKEAU Grant at and Bowery.

83,000 CASH, BALANCE MORTGAGE, WILL PURchase four story brown stone House, Lexington av., be
ANDERSON, 89 White st.

823,000.—A SACRIFICE—FOUR STORY BROWN
stone Residence on Glas st., west of Park av., 19x55x700
feet; must be sold. Apply to T. A. BURNETT & CO., 709
Madison av.

Above 14th St., 5th Av. to North River.

\$16,500,

THE ENTIRE BLOCK OF THREE STORY DWELL-INGS, 186TH ST., 7TH TO STH AV., ONE BLOCK FROM 195TH STREET STATION.

BUILT TO SUPPLY THE DEMAND OF THOSE RE-QUIRING TASTEFUL HOMES, THOROUGHLY WELL BUILT, AT A MODERATE COST; THE IN-TERIOR, FINISH AND APPOINTMENTS EQUAL TO \$25,000 HOUSES; RESTRICTED NEIGHBURGHOOD, APPLY ON PREMISES. A .- THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE
18 CALLED TO
NOS. 135 AND 137 WEST 71ST ST.
(THE ONLY ONES LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS.

These bouses are finished in the same elegant manner which characterizes all our work, and the trim is hard wood throughout. They can be seen any day, Sandays included: watchman on promises. For particulars apply to or address.

TERENCE FARLEY'S SONS,
1,172 COLUMBUS AV., CORNER TED ST.

A.-A.-BEFORE BUYING ANYWHERE ELSE examine the FINEST HOUSES
on the

FINEST HOUSES

og the

FINEST STREET

in this city.

BUILT BY JOHN G. PRAGUE, ARCHITECT,

Perfectly magnifecent in sill details and finish;

NOS. 183 TO 141 WEST SOTH ST.,

boulevard street, 100 feet wide; no other street in the
world as fine in its artistic laying out; houses full width
and of immense denti; back staircases, double callars,

&c. Apply to POWER 1.443 Columbus av. OLUMBUS (OTH) AVENUE CORNER, SIX STORY APARTMENT HOUSE,

40xi8x102.2, near 72d st. "L" station.
STORES AND FLATS RENTED
to 0rst class tenants on leases.
RENT \$14.100. PRICE \$135,000,
TERMS TO SUIT.
Apply to
SLAWSON & HOBBS,
1,205 Columbus (9th) av., near 73d st. A.—PERRLESS MANSIONS, MANHATTAN SQUARE, north (Size at the tween Sth and 5th ava.); cabinet fulsh 25x10; four stories, basement and cellar; classical, original and unique; "L" station at corner; inspection invited, see article on these houses by Russell Struces, architect, in "The City House" in Scribber's for June,

Titles will be guaranteed by policies of title insurance of the TITLE GUARANTEE AND TRUST COMPANY, be Liberty et. New York, RICHARD DEEVES, Owner and Bullder, 66 West SSd st.

Apply to PRANK L. FISHER & CO., 9th av. and Slot at. A.—A.—WE HAVE COMPLETED THREE ELEGANT 2.0x00 DWELLINGS, WITH BACK STAIRCASE, INE WOODWORK, DOUBLE CELLARS, ALL BULLY J. G. PRAGUE, ARGHITECT, FOR AN ESTATE: 008, 143, 145 AND 147 WEST WETH ST. CONCEDED OF BE THE FINEST STREET IN NEW YORK, GREAT ARGAIN. INQUIRE OFFICE OF ESTATE. POWER, OLUMBUS AV., CORNER SSTU ST.

COLUMBUS AV., CORNER SSTI ST.

A. A. WEST END AV., 103D AND 104TH STS.—
Elegant three story and basement, 20 foot; also corner
loans and adjoining on 103d st.; 17 and 18 foot Houses,
rown stone; high stoop; buy window fronts; latest imrovements; 519,000 to 823,000; terms to suit; inspeclon invited; little guaranteed by Title Guarantee Tusco, 55 Liberty 84.

Co., 55 Liberty st. WALKER & LAWSON.

A. 72D St., THE WEST SIDE STH AV.
THE FINEST 25 FOOT PALATLAL RESIDENCE,
Extra built, superior in group part.
Price reasonable; must increase in value; location the
best; Central Park drive way; coan daily; inspection inviled; out this one. F. CRAWFOOLD, It'l West 72d.

A.—BABGAINS.
Ensire front on West End av., including corners; terms
to suit; also several Tonements on 67th st.; little cash
required; now is the time to huy.

J. BUCK, Suilder, No. 1,059 10th av.

A. -STH AV. NEAR SOTH ST. -A DESIRABLE PROP-erty, 40x100, for sale: also fine Broadway Cerner Prop-erty, near 42d st., to lease long term. WM. P. SEYMOUR, 171 Broadway. A.-FOR SALE, A VALUABLE CORNER PROPERTY for improvement, Evo ints. old buildings; choice inca-tion, near 5th aveaue Hotel, Apply to WM. P. SEY MOUR, 171 Broadway. A BARGAIN-VERY CHOICE AND EVERY WAY desirable three story private Houses Nos. 175, 177 and 170 West 57th at.; examine before buying. Apply on premises. premises.

A.—A.—A.—A.—PLOT, 40X100, WITH SMALL HOUSE on it; splendid site for builder: near Boulevard, below 22d st.; price \$18,500; would make small builder's loan.

GEO. SRGEE, Se Liberty st.

ORO. SROER, of Liberty St.

A BARGAIN-ONLY ONE LEFT.—St WEST SETH
st.—Four story 20 foot extra fine Residence, improving
heighborhood. F. CRAWFORD, Builder, 114 West 72d at. A .-45TH ST., NEAR BROADWAY.-ELEGANT FOUR story Dwalling, \$35,000; Astor block. SAN'L BLAKELY, 1,526 Broadway. A.-PLOT OF FIVE FULL LOTS ON 124TH ST., near Harlow River, suitable for factory, stable or coal yack; easy torms. PORTER A CO., 211 West 125th A. HARGAIN IN WEST 125TH ST.-FIVE STORY Dombia Flat paying 15 per cent on investment if sold this wark.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River. A .- A .- A .- INVESTMENT PROPERTY FOR SALE. A.-A.-A.-INVESTNEAT PROPERTY FOR CASE.

A very choice Corner on the best part of 8th av., 100x 102.3, improved, with six and seven story buildings of the highest class, containing stores and spartments, all charges and expensed not rental of \$24,000 ever all charges and expenses. Address CHARLES BUEK & CO., Columbus av. and 72d st.

CHOICE INVESTMENT, NEAR 6TH, AV. AND 44TH st.—Handsome five story double Flat, 20x80x100; price \$60,000; mortgage \$40,000; rents \$5,200.

FOLSOM BROTHERS, 834 Broadway.

COLUMBUS AVENUE CORNER,

above 72d st., 50x100.

CREVIER & WOOLLEY, 1,516 Broadway. GREVIER & WOOLLEY, 1,516 Broadway.

FOR SALE—THE REMAINING HOUSES OF THE rew on 75th st., Nos. 20 to 48 West, between Central Park West and Uth av., embracing novel features worthy of inspection: a perfect house at an extremely low Egura; seand for descriptive pamphies or inspect them at any time; watchman in constant attendance; street restricted and to be paved with asphalt.

Folicies of title insurance will be issued by the TITLE GUARANTER AND TRUST COMPANY, thus relieving purchasers of all delay in examination of title and affording them absolute security.

JAMES T. HALIG.

Ing thom absolute security.

JAMES T. HALL,

Owner and Builder, 10 West 22d st., or on premises.

FRONTING MANHATTAN SQUARE AND OVERlooking Contral Park.—That seperior cabinet finished
Dwelling, 24207 feet, 10t 104 feet 4 inches, No. 42 West
77th at.; price \$28,000; the only unsold house in the
block; always open for inspection.

SAMUEL COLCORD, Owner. SAMUEL COLCORD, Owner,
FOR \$13,500 YOU CAN PURCHASE A FOUR STORY
stone Dwelling in perfect order, near West 23d st; no
more select nor convenient situation in the city; investigate; no agents. Box 349 Herald Uptown.

FOR SALE—15 WEST 120TH ST, STRICTLY FIRST
class private Dwelling; decorated throughout; open for
aspection.

RIVERSIDE DRIVE, RAPID TRANSIT ASSURED-Cheice Single Corner Flats and Residential Sites at great Bargains.

J. JAV SMITH, 171 Broadway.

SACRIFICE.—RLEGANT MANSION, BELOW 23D, few feet west of 5th av.; income 25 per cent grees 25x70x100.

AMES & CO., 106 West 5th. TWO FIRE WELL PAYING TEREMENTS ON WEST
TREACY, 1,000 8th av.

WEST 1871 8T. NO. 333, BETWEEN 8TH AND 9TH
avs., north side.—Three story and hat fortch high stop
Dwalling, in perfect order: immediate possession; can
be seen evenings.

WEST END AV. AND ADJUINING STREETS.—
Calinet finished Houses, 220,000 to \$35,000.

SE PROT LOT CHEAP, WITH LOAN, TO GOOD
builder; west side; the location; neveral desirable improved Properties to exchange for Lots. Particulars
POTTER & BRO. 128 Breadway.

4971 ST. NO. 72 WEST.—ELEGANT 21 POOT RESIdence; perfect order; large extension; \$37,500 in foe;
mortgage to suit; possession.

ROBINSON, owner, 145 Broadway.

ROBINSON, owner, 145 Broadway.

67TH ST., WEST.-FIVE STORY BRICK, WITH
Stores, 25x80x105; \$20,000. INVESTMENT, box 201
Herald. Heraid.

§17,500 FOR ELEGANT THREE STORY PRIVATE
House on cheice residence block, below 59th st. Apply
P. S. TREACY, 1,005 0th av.

North Side (Above Harlem River).

A.—FOR MANUFACTURERS, BUILDERS AND INVESTORS.
THE PORT MORRIS LAND AND IMPROVEMENT JO. offer for sale on saw terms very choice Blocks and Plots at Port Morris (Twenty-third ward), including at Port Morris (Twenty-third ward), including the form the sale and 188th sts., on deep water, for factories, lumber and stone yards. See, there cars running to fost of East 188th st., branches of New Haven and largement allreads run through the property, affording all rail connection (without Meaking bulk) to all parts of the country. Also choice Lets and Plets for investment or immediate improvement on and adjacent to SOUTHEAN BOULEVARD AND ST. ANN'S AV., mear St. May's Agar, ar streets already swered, curbed. Hagged and guitered, and on line of proposed horse carroad. Many and particulars of Maps and particulars of WM. REYNOLDS BROWN, 50 LIBERTY ST.

A 10 ROOM HOUSE, 100 FEET, WASHINGTON AV.; corner house; speculation, \$7,500. BURNETT & CO., Tremont. COTHER HOUSE; SPECIALION, 57,500.

BURNETT & CO., Tremont.

A.—LIBERAL PRICES AND TERMS TO PARTIES wishing to build; Fordham Heights.
BURNETT & CO., Tremont.

ADJACENT AND ON 177TH ST., 360 FEET FRONT, astonishingly cheap, \$5,750; Corners.

BURNETT & CO., Tremont.

COTTAGES.—MORRIS HEIGHTS (DOCK), 24TH ward, Northern and Central 87 minutes, commutation 5 cents; prices, \$4,500 unward; all improvements; cheap Lots.

ANDREW POWELL, 167 Broadway.

FOR SALE—LARGE PARCEL OF LAND ON SOUTHern Boulevard and 14ist al., consisting of over one hundred city lots, with spacious mansion and stable. Apply to E. I. OGDEN, Executor, 111 Broadway.

A.-\$42,000-FINE MEDIUM SIZE HOUSE; COMplete order; 65th st., near 5th av. Apply to WM. P. SEYMUUE, 171 Broadway.

A.-LOIS, WITH BUILDERS' LOAN; ALSO DESIRable Lots at very reasonable figures.
GEO. SEGEE, 59 Liberty. GEO. SEGEE, 59 Lthorty.

ADJOINING 5TH AV.—CORNER, VERY DESIRABLE property: full Lot, stone Dwelling; best in market; for club or business. CHAS. FECK, 4 West 28th st. CHEA. FEST HOUSE IN HARLEM—THERE STORY brick; all improvements; \$5,500. BARGAIN, box 140 Megald WEST END AV, FRONT EIGHT LOTS, VACANT. West 106th st., 37.6x100, vacant. Private House, 145 West 116th st., four story, Gentleman's Place at Greenwich, 110 acres. Apply to C. H. BLISS, 1,441 Broadway.

BROOKLYN PROPERTY FOR SALE
AND TO RENT.

A -HOUSES FOR SALE-BROOKLYN UPTOWN
headquarters for home seekers and investors. WILLIAN F. RAF & CO., 304 Gates av., corner Nostrand av. A .- A .- WATER FRONT PROPERTY FOR SALE or to lease; 25 minutes from the Battery elevated rate road station, New York. GEU, SEUEE, 59 Liberty.

ALL HUDSON RIVER AND WESTCHESTER COUNTY Property specialty; sale and rent.

S. EMBERSON, 59 West 42d.

FOR SALE IN ROUHELLE PARK, NEW Rochelle, N. Y.—New House, all modern improvements; let 100 by 200; terms essay, J. A. S. GREGG, room 524
Temple Court, S. 9 Beekman st., city.

THREE CHOICE VILLA DWELLINGS FOR SALE in the suburban quarter, Bedford Park, in the city of New York; from \$14,000 to \$20,000. Owner, 111 Broadway, roem 90. WESTCHESTER COUNTY-LARGE AND SMALI Pincos for sale. FISH BROS., 16 East 23d st.

SALE OR TO RENT.

A.-FOR SALE. THE MAR, ATE, ATLANTIC CITY; most eligibly situated on Paulic av., within three blocks of the Ponnsylvania Railroad depot; 51 large bedrooms; large reception hall, dining room and parlor, and all convaniences for first class botel; torms casy. Address I, G. ADMS & CO., Atlantic City, N. J.

AT MAPLE WOOD, SOUTH ORANGE—FOR SALE, A new Cottage, eight rooms, besides kitchen, bathroom, closels, &c., range, furnace, city water; fow minutes' walk from station; easy terms.

D. H. CARPENTER, Maplewood, N. J.

A.—STATEN ISLAND REAL ESTATE A SPECIALTY Mansions, Cuttages, Building Sites, Water Fronts, Fa-tories, COLLINS, New Brighton, S. I. tories, COLLINS, New Brighton, S. I.

A GORNER PLOT OF TWO LOTS, SITUATED AT
New Dorp, Staten Island; three minutes from beach. Address I. P. 153 4th av.

CHEAP RENTS!! UHEAP RENTS!!

Water power!! Water power!! Water power!!

Save coal bills, ungineers and firemon.
We offer for a term of years, within thirty miles from
New York, the following Buildings, with water wheels
complete:

Avraid office.

FOR SALE OR RENT, UNFURNISHED, SHORE Front, with landing for yachts; half hour from down town; near railread station and grounds of athietic asceriation; maniscu of 15 rooms, with improvements; immediate possession. (Polic 4,450)

PHILLIPS & WELLS, Tribune Building.

Bediate possession, (Friin 4,400).

FOR SALE—IN THE VILLAGE OF FLUSHING, L. I. fine large Place, with manifon, stables, &c., &c., within five minutes' walk of two stations; suitable for custing up in lots; will be sold reasonable. Address A. B. C., box 371 Herald effice.

FOR SALE AT A SACRIFICE—A FIRST CLASS Water Fower, located at Ballston Spa, New York; 16 feet, full of water; barns, &c.; must be sold. Address A. C., with the sold. Address A. C. C., with the sold. Address GEO. W. MAXON, Attorney, Ballston Spa, New York; 16 feet, full of water; barns, &c.; must be sold. Address GEO. W. MAXON, Attorney, Ballston Spa, New York; LONG BRANCH, ELBERON, HOLLYWOOD, NOR-wood Parks, Monmouth Beach and Seabright, N. J. Octotages to let. Particulars of WILLIAM LANE, Franklin av. Long Franch, N. J.

YONKERS—SALE OR LET—RIVER VIEW; BUY, \$7.550.

REAL ESTATE AT ALCITION.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

A.-A.-JAS. S. MQUILLEN, AUCTIONEER.

To close the estate of Henry Barteld, deceased.
D. PHOENIX INGRAHAM & CO.

Will sell at auction.

THURSDAY, JANUARY 29, 1891,
at the Beal Estate Exchange and Auction Room,
Nos. 50 to 65 Liberty st., New York city,
the following choice investment Properties:—
NO, 200 WASHINGTON ST.,
NO, 180 WEST ST.,
NOS. 872 875 3D AV., S. E. CORNER 53D ST.;
NOS. 872 875 50 to 70 to 7 IVFAVLOR & FOX, AUCTIONEERS,

FORECLOSURE SALE, TUESDAY, JANUARY 27, 1891, at 12 o'clock noon, at the E. D. Exchange salesrooms 45 Broadway, Brooklyn, E. D. Two frame Dwelling Houses, each three stories, with cellar. NOS. 241A AND 243 NASSAU AV.,

NEAR WINTHROP PARK. There is now \$1,400 mortgage on each of these huildings, which can either remain or be baid, at eption of purchase.

For further particulars apply to
G. & T. PERREY, Attorneys, 77 Greenpoint av.

REAL ESTATE AT AUCTION. A - A - RICHARD V. HARNETT & CO., AUUTION-

eers,
will sell at anction TUESDAL, January 27,
at 12 o'clock noom, at the Real Estate Exchange and
Auction Room, 50 to 05 Liberty st.,
24 West Plat st.—Four story private Dwelling, three
story extension.

WEDNESDAY, January 28,
COURT OF COMMON PLEAS PARTITION SALE.
45 West 57th si.—Four story brown stone,
WHLSON M. POWELL, Esq., Plaintiff's Attorney, 29
Wall st.

THURSDAY, January 29, 267 and 269 William st.-About 40.6x64.3, EXECUTORS' SALE ESTATE WM. SIMPSON, DE-GEASED. 151, 1614 Bowery, southeast corner Broome st. 335, 337 Broome st.—Three story and cellar brick Buildings. 331 Broome at., adjoining.—Three story and base-ment brick Dwellings.

To per cont may remain three years at five per cent.
By order William Simpson, Jr., and John E. Simpson,
Jr., Executors.
WM. A. CROWE, Esq., Attorney, 202 Broadway.

THURSDAY, February 5. THURSDAY, February 5.

COURT COMMON PLEAS. FORECLOSURE SALE.
252 West 34th st., between 7th and 8th avs.—Five
story Single Apartment House; all improvements: hardwood finish; perfect order; 21.9288 0xisigs.

Maps at Anctionsers, 71 and 78 Liberty st.

A.—A.—RICHARD V. HARNETT & CO., AUCTIONcers, will sell at auction
THURSDAY, JANUARY 28,
at 12 o'clock noon, at the Real Estate Exchange and
Auction Rooms, 56 to 65 Liberty st.

BY ORDER OF EXECUTOR AND HEIRS,

65 WALL ST.,

control of the contro

Premises No. 135 West 60th st., Fremises No. 135 West 60th st.,

five story brown stone Flat, 25x85x100 feet 5 inches.

All that certain lot, piece or parcel of land situated in
the fown of Eastehester, in the county of Westehester,
known and described by the number 7 (seven) on a certain map entitled "Fart of Mount Vernon, Mager Fronorty," made by R. W. Burrowes, G. R., dated Saptember 9,
1827, and slied in the office of the Register of said county
of Westehester, and bounded and described as follows:—
Southerly in front by the old White Plains read, 100 feet
424 inches; northerly in rear by lot No. 8, 100 feet; eastorly on one side by lot No. 9, 77 feet 8 inches, and westorly on one side by lot No. 9, 108 feet and 10 inches, be
the said dimensions more or less.

DILL, CHANDLER & SEYMOUR, Attorneys,
31 Nassau st., New York.

FROMME BROTHERS, Attorneys,
257 Broadway, New York.

RECEIVER'S SALE OF THE PROPERTY OF THE MUTUAL BENEFIT ICE COMPANY.

In pursuance of a final order of the State of New York, made on the 23d day of January, 1891, and duly entered on that day in the Clerk's effice of the county of Dutchess, in a proceeding entitled "In the matter of the application of a majority of the Directors of the Mutnal Benefit Ice Company for a final order dissolving the corporation," I, the undersigned receiver appointed by said order, WILL SELL AT PUBLIC AUCTION

at the east front door of the Court House in the city of Poughkeepsie on TUESDAY, FEBRUARY 10, 1891. at II o'clock A. M.

all the following described Property of said Company, viz.;-

The Real Estate and Icehouses of said corporation, with their Engines. Elevators, Scrapers, Ploughs, Tools and Fixtures connected therewith located as follows:— No. 1.—Situated at Barrytown, N. Y., north of the rail-road station, formerly known as the Livingston Property, CAPACITY OF ICEHOUSE ABOUT 20,000 TONS. No. 2.—Situated directly opposite the railroad station at Barrytown, formerly known as the Donaldson Property. Store, Dwellings and other Buildings located thereon, CAPACITY OF ICEHOUSE ABOUT 40,000 TONS. No 4.-Situated at West Park, Uleter county, N. Y. CAPACITY OF ICEHOUSE ABOUT 35,000 TONS. ALSO ALL THE FOLLOWING DESCRIBED PER-SONAL PROPERTY, VIZ.:-

Eight ICE BARGES-The "Staatsburg," "Mulford,"
"Shear," "Oheney," "North Hampton," "New Castle,
"Snear," and "Hagret," Said ice barges can be seen a
the foot of Beekman st., East River, foot of West 48th
st., North River, and form of West 182d st., North River,
in the city of New York.

Also the Wholesale Depois of said company, with their fixtures, consisting of Platform, Scales, Weigh Offices and Fixtures for the delivery of ice at the following places in the city of New York, viz.—
182d st. and North Elver; 40th st. and North River; near plot of Least River; near plot of Least River; near little West 12th st. and North River; foot of Beckman st., East River.

Together with the Retail Boates and business of said company in the city of New York.

Possession of said Icehouses and the Machinery, Tools and Fixures connected therewith will be given immediately after the sais for the purpose of cutting and storing ice.

Ten per cent of the purchase money will be required to spaid to the Receiver on the day of saie and the balance on the 25th day of March, 1881, or at any time before that date at the option of the purchaser, when the feeds will be delivered.

Date of Poughkeensie N. V. January at 160. eeds will be delivered.

Dated Poughkeepsie, N. Y., January 24, 1891.

ALLISON BUTTS,

Receiver.

HACKETT & WILLIAMS.

Attorneys for Receiver.
Foughkapsie, N. Y.

THOMAS C. SMITH. AUCTIONEER,
will sell at anction,
at the Real Estate Exchange and Auction Room,
Nos. 39 to 63 Liberty st.
No. 190 Sd av.,
three story brick Building, with Store and Lesse of
Ground, 25x100.
Maps and particulars at the office of the Auctioneer,
No. 110 Building, with Store

REAL ESTATE TO EXCHANGE.

HAVE CITY AND BROUKLYN HOUSES TO EXchange for Farms and Country Residences.

ANDREW POWELL, 167 Broadway.

WEST SIDE, FINE NEIGHBORHOOD -NEW FIVE
story Double Tenement with stores; rental \$2,500; always
filled; mortgage \$18,000, five per cett; want \$7,000, near
by Country Flace in exchange.

ROBINSON, owner, 145 Broadway.

WANTED-A PLOT OF LOTS IN EXCHANGE FOR WANTED-A PLOT OF LOTS IN EXCHANGE FOR large Broadway Corner. SIRE BROS., 183 Broadway.

REAL ESTATE WANTED. ALL RINDS CITY PROPERTIES TO RENT AND sell; superior facilities to ront, manage and sell Real Estate.

OTHILLE CARREAU, Agent, Grand st. and Bowery.

A.-A.-OWNERS AND BROKERS.-SPECULATOR wants Tenement, Fint or private Property; want good location and bargain; give full particulars. SPECULATOR, 170 6th av. TOR, 176 6th av.

A.—BURNETT & CO., BUILDERS, WANT LOTS in annexed district; send diagram.

BURNETT & CO., Trement, HIGH CLASS COUNTRY PROPERTY, HUDSON River, Westchester county.

E. S. MILLS, Jr., 17 East 424 st. THE QUICKEST WAY TO SELL OR RENT PROP-try-Send full particulars to FOLSOM BROTHERS, 834 Wills PAY \$15.00 CASH FOR THREE STORY Dwelling House, between Madison and 7th ava., 30th and 50th sts. Address, with particulars, C. J., box 146 Her-ald office. ald office.

WANTED TO BUY FOR CASH-IMPROVED CITY Real Estate; large pieces preferred. SIRE BROS. 183 Broadway.

WANTED-FOR SEVERAL CASH BUYERS, PRIVATE Dwellings, from 18th to 50th st.

F. SUCHELHASS, 171 Broadway.

WANTED-HOUSE, 10 ACRES: HOUR FROM CITY: 10 minutes' walk depot. Address LOWEST HENT, Herald office. TO LET FOR BUSINESS PURPOSES. A FINE LOFT IN CORNER BUILDING; LIGHT on all sides; with or without power. 360 2d av., corner 21st st. A LARGE BUILDING ON MAIDEN LANE, 37,000 square feet; two elevators.

HENRY R. KING. 60 Cedar St.

A.-A.-TO LET, 100 LOPTS. WITH POWER; MANY now treast.

HAYNES & CO., 271 Broadway.

TO LET FOR BUSINESS PURPOSES.

A RARE OPPORTUNITY A RARE OPPORTUNITY.

To lesse for a long term of years, in the best part of
3d av., a Honse, with grounds adjoining, Ourico; saitable for a first class Germen restaurant or for a grand
family garden: large entrance on the avenue, also en
strest. Apply, between 10 and 12 A.M., sacry day, at
VOGEL BROTHERS, 8th av. and 42d st.

A FINE LARGE PACTORY ON THE EAST SIDE, NEAR 14TH ST., NOW IN COURSE OF CONSTRUC-TION: 75X92; SIX STORIES AND BASEMENT; READY FOR OCCUPANCY ABOUT PEBRUARY 1, 1891; WITH

FOR OCCUPANCY ABOUT PEBRUARY 1, 1891; WITH OR WITHOUT STEAM POWER. BOHNENBRAMP 4 SCHNEIDER, 35 WEST 14TH ST.

A.—LOPTS, 18,000 SQUARE FEET EACH: NEW Middling, northeast corner 13th and Hudson star; also for the start of the st

A.-VERY DESIRABLE CORNER STORE ON 125TH st., size 40x70, suitable for grocer; rent \$3,500; also there on 125th st. from \$1,100 ap. FORTER 4 CO., 211 West 125th st. FORTER A CO., 211 West 125th st.

A DESIRABLE FIRST LOFT CORNER BUILDING,
Bowery and Spring ss., 25x100x40x100; power; steam
heated; light three sides; four show wind-ws.
FOLSOM BROTHERS, 834 Broadway.

A.—51 EAST 10TH ST., NEAR BROADWAY.—SPAclous and desirable Secong Floor, 20x70, suitable for any
light business; moderate reat.
FOLSOM BROTHERS, 834 Broadway.

Ight business; moderate rent.

FOLSOM BROTHERS, 884 Broadway.

A NICE STORE TO LET.—NO. 1,237 LEXINGTON av., next to corner of 84th st.; suitable for office purboses; steam beated; rent \$40.

Deses; steam beated; rent \$40.

APPLY ON PREMISES.

A.—LARGE CORNER OFFICE, FIRST FLOOR; moderate rent; immediate passession. Apply on pramises. SIMMONDS & BROWN, Broadway Theatre Building, Broadway and 41st st.

A LIGHT BASEMENT AND SUB-CELLAR, WILLIAM st., near Frankfort st., to rent.

SMYTH & RYAN, 70 Liberty st.

A LARGE FACTORY TO LET CHEAP, ON LONG lesse; immediate possession.

HAYNES & CO., 271 Broadway.

A FOUR STORY FACTORY, EAST SIDE, CENtrally located, 25x100, with or withent Power, suitable for any reanufacturing business. Apply 16 East 42d st.

A STORE, WITH POSSESSION; BEST PART OF business contre; near Victoria Hotel; also Studies, Often, &c. CHAR, PECK, 4 Wast 28th st.

A LARGE BUILDING, SUITABLE FOR CARRIAGE

Boss, &c. CHAS. PECK, 4 West 28th st.

A LARGE BUILDING, SUITABLE FOR CARRIAGE repository, corner Broadway, 7th sv. and 47th st. Owner, 241 West 54th st.

BUILDERS, BUSINESS MEN, CLERES, MANUFACTURERS, bold men, coal men and storage house keepers wanting accommodations in sites and some money to improve, if acceptable, apply to E. H. ROGERS, roem 11.4 Warren st., New York. BASEMENT, 50X100, FITTED COMPLETE WITH all wood working machinery; suitable for mill; also up per Loftes to let; perfect light; factory East 74th st. Apply 16 East 42d st.

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DESIRABLE STORES, LOFTS AND OFFICES, ALL parts of the city.

FOLSOM BROTHERS, 834 Broadway, near 18th st. FOLSON SEOTHERS, 834 Broadway, near 18th st.

ELEGANTLY FURNISHED PARLORS TO RENT
for light business or a club room; splendid location on
5th av. Address H. H., 285 Hersid Uptown.

FOR RENT TO WOODWORKERS AND OTHERS—
Any part or the whole of five story Euliding SSS 1st av.,
next corner 23d st., either with or without power; size
25180; elevator. Apply J. WOLLERSON, 338 1st av.

FOR RENT—OFFICE; PRONT ROOM, SECOND
foor Welless Building, 18 Broadway. Apply room 204,
Welless Building.

FINE PLACE FOR GOOD BARBER, NEAR PLAZA
Hotel, at 28 West 59th st.; good business opportunity.
Apply on premises, or owner, 183 Broadway, room 1.

FIRST LOFT, 25X50; EXTRA LIGHT; LOW RENT.
430 East 72s st.

IMPORTANT TO FANCY GROCERS—GRANDEST

430 East 72d st.

IMPORTANT TO FANCY GROCERS.—GRANDEST opening in the State; new brick Store, with some vault extension, double plate glass windows; located on Broadway, Gotty equare, Vonkers, adjoining the Northern Elevated Railway station; rent low. Apply to A. HALLIDAY & CO., importers, No. 17 Harrison st., New York.

LIQUOR DEALERS, ATTENTION:—CORNER, LEXington av., near 27th st., to lease for a term of years; possession of corner store; balance well rented.

F. B. BARNES, 4th av. and 25th st., LOFTS-ALL LIGHT-359, 361, 363 9TH AV.; SUIT my manufacturing business; rent very low; agent on

LARGE, LIGHT LOFT, 25X30, WITH POWER AND hoist, near 6th av.

THOMAS & ECKERSON, 35 West 30th st.

LOFTS—LARGE, SMALL, WITH STEAM POWER TO sait. 310-316 East 57th st.; also fround floor.

OFFICES TO LET—SINGLY OR EN SUITE, IN 55 Broadway, one of the handsomest corner fireproof buildings on Broadway. H. C. VAN AUKEN, 71 Broadway.

PLATE GLASS FRONT STORE, 363 9TH AV.—SUIT tallor, shoes, or any business; real \$30.

Store on 30TH St., TWO DOORS WEST OF Broadway, with double windows.

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STORE TO LET, NO. 16 ANN ST., NEAR BROAD-STORE TO LET, NO. 16 ANN ST., NEAR BROADway and Post office, in fine order and ready for immediate occupancy. Apply to T. W. STRONG, 25 John st.

SEVERAL FINE LIGHT LOFTS IN PEARL ST., BE low Fulton; reasonable rents.

HENRY R, KING, 60 Cedar st.

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STEAM POWER-PLOORS 35550 AND 25 Xeb; ELEvator; steam heat: low insurance. 54 Reigers at.

STORES TO LET IN CHURCH, DEY AND CORTlands sis, for any business. MITCHELL, 34 Church at. TO LET IN FLOORS-THE FINEST FACTORY BUILDING IN THE CITY, 42 TO 50 WEST 67TH ST: LARGE LIGHT FLOORS, 10,000 SQUARE FEET OF SPACE ON BACH FLOORS, 10,000 SQUARE FEET OF GRINNELL SPRINKLER; INSURANCE ONE PER DENT.

GRINNELL SPRINKLER; INSURANCE ONE PER CENT.

TO LEASE—FOUR STORY BUILDING, ENTIRE OR in part, contheast corner Whiteball and Bridge sta, opposite Produce Exchange; excellent location for restaurant. Inquire E. A. CRUIKSHANK & CO., 176 Broadway, New York city, or 156 Sands st., Brooklyn.

TO LET—NO. 30 ROSE ST., FOR FACTORY PURposes; a six story Building, with power and clovator; either in floors or entire building. Apply on pranises or at the office of the owner, THOMAS BRENNAN, 228 Laxington sc.

TO LET—FOUR STORY BUILDING, 120 WEST 23D St., New York, or store and basement separate. Apply GATELY & WILLIAMS, 136 West 23d st., New York.

TWO LARGE CORNERS ON BROADWAY, NEAR 23d st.; good location for hole or other business; will be leased for term of years. SIRE BROS, 183 Broadway.

TWO LOFTS TO LET, 60X50, LIGHT OR THREE SIGES, 152 West 54th st. THREE LOFTS, LIGHT ON THREE SIDES; NEAR faiden lane and Gold st. HENRY R. KING, 60 Cadar. 834 BROADWAY, NEAR 13TH ST.—OFFICES TO let; elevator; steam heat; \$120 to \$480 per annum.

DWELLING HOUSES TO LET. Unfurnished.
A.—126TH ST. & NEAR 5TH AV.—THREE STORY brown stone, 18.92502100 feet; price 518.003.
PORTER & CO., 211 West 125th st.
A THREE STORY ENGLISH BASEMENT HOUSE, 240 East 82d st.; nine rooms and bath; newly decorated.
WALTER BEID, 1,472 3d av. A SELECT LIST CHOICE HOUSES, CITY AND country, for private families and boarding purposes, sale or rent; bargains, K. A. DAILEY, 74 West 85th. BEAUTIPUL THREE STORY STONE PRONT BAY window high stoop House, corner 54th st, and 7th av., complete order; also adjoining House, lower rent; both unfurnished.

E. S. MILLS, 17 East 22d st,

Hank st.

CHELSEA COTTAGE.
480 West 24th st.; theroughly renovated; possession, 8800; il reems.

J. CORBIT & CO., 23d st., 9th av.

DESIRABLE HOUSES, UNFURNISHED AND FURnished, all parts of the city.

FOLSOM BROTHERS, 834 Broadway, near 13th st. 26TH ST., 123 EAST.—THREE STORY HIGH STOOP Dweiling; nine rooms and bath; \$1,200 per annum. F. E. BARNES, 445 av. and 25th st. F. E. BARNES, 4th av. and 25th st.

63D ST., EAST, NEAR LEXINGTON AV.—CHOICE
Dwelling to let, only \$1,306; possession now.
E. A. CRUIKSHANK & CO., 176 Broadway.

§1,200.—TO LET.—THREE STORY DWELLING, BEAUtifully decorated, new, cabinet trimmed; ront free to
May. Apply at 212 West 136th st.

FURNISHED ROOMS AND APARTMENTS TO LET. TO LET.

1 -AT 22 INVING PLAUE, NEAR UNION SQUARE—
Pleasant hall Room, with grate; smaller one \$2.50;
gentlemen.

5TH AV., NEAR UNION LEAGUE.—VACANT FEBruary 1, elugantly furnished Third Floor, suitable for
three bachelors; private bath; only \$1.800 a year, including valet attendance; breakfast if desired. Address
REFREENCES, Herald Uptown. 5TH AV., 253.—COMFORTABLY FURNISHED ROOM, 3; with heat, 34; gentlemen only. 4TH ST., 45 EAST.—NICELY FURNISHED, SUNNY tooms; bath, heat; "L" and restaurants; moderate rices. 19TH ST., 135 WEST.-HALL BOOMS, WITH OR 10TH ST., 85 WEST.-HANDSOMELY FURNISHED comfertable suite of Rooms; also also Rooms, singly, for comitonen.

187H ST., Son EAST.—A VERY LARGE, NICELY furnished front Parior: private house,

187H ST., 214 EAST.—ELEGANT SUITE OF ROOMS, first floor, in private house, breakfast if desired. Histolass.

20TH ST., 42 EAST, NEAR BROADWAY.—LARGE front and rear Rooms, fully furnished, heated; references; gentlemen only.

21ST ST., 50 WEST.—NICELY PURNISHED ROOMS, large and small; learns moderate; near 6th av. 21ST ST., 122 WEST-3MALL SLEEPING ROOM TO rent for E per week. 22D ST., 120 WEST.—HANDSOMELY FURNISHED. second floor front Room; ample closets; folding bed; at-tendance first class. 23D St., 380 WEST. -LARGE, SUNNY ROOM; ALSO hall Room; en suite or singly; references; very moderate.

FURNISHED ROOMS AND APARTMENTS TO LET. 22D ST., 45 EAST, NEAR BROADWAY -LARGE and small front Rooms; southern expessure. 23D, 414 WEST, OPPOSITE LONDON TERRACE -Elegantly furnished, southern Room; bouse heated arms reasonable. SUBSTRUCTURE TO STATE TO SUBSTRUCTURE TO SUBST

25TH ST., 55 WEST.—HANDSOME APARTMENTS, urnished second floor, front; also flooms on suite, suit-ble for gestlemen. 25TH ST., 250 WEST.—PLEASANT, SECOND STORY frost Room; hot and cold water; nicely furnished; house-keeping privileges.

27TH ST., 110 EAST, NEAR MADISON SQUARE—Bandsomely furnished sunny Parlor, large and small Rooms.

Rooms.

28TH, 10 WEST.—HANDSOMELY FURNISHED Apartments of two or four rooms; bath; permanently, translently; moderate prices.

29TH ST., 36 EAST.—TWO PINE ROOMS TO RENT; first class Board; also hall Rooms for gentlemen. 30TH ST. 222 WEST-NICKLY FURNISHED LARGE toom; light housekeeping if desired; also hall Room; 2 weekly.

31ST ST. 26 WEST.-VERY LARGE HANDSOMELY Jurnished front Room; large hall Rooms, 34 54: Beard, 35TH, 55 WEST.-ONE LARGE, ELEGANTLY FUR-nished bachelor Apartment; four Booms; two hathrooms; quare, single Rooms. 42D ST. 242 WEST.—HLEGANT ROOMS IN MODERN ouse, furnished or unfurnished; attendance; every conwarfence.

40TH ST., 146 EAST.—NICELY FURNISHED HALL
Room, with closet, \$2 weekly, to gesteel party.

40TH ST., 307 WEST.—A PRIVATE FAMILY WOULD
let four Rooms, bath, beat and gas; bandsomely furslithed, or separately.

alshod, or separately.

47TH NT., 115 WEST.—PRIVATE FAMILY HAS large three window Room, southern exposure, but and cold water, gas, bath, furunce heat, at moderate price.

56TH, 101 WEST, TWO BLOCKS FROM "L" STAtion.—Furnished front Room, \$2.25; references.

WOLLHEIM. WOLLHEIM.
51ST ST. 442 WEST.—TWO NEATLY FURNISHED
Rooms for gentlemen to let in private house; references
required. Rooms for gentlemen to let in private house; references required.

518T ST., 303 WRST.—A FEW NICELY PURNISHED Rooms for gentlemen.

58TH ST., 32 EAST, CORNER MADISON.—HAND somely furnished Apartments; all improvements; single Rooms; reference; Franch family.

64TH ST., 174 WEST.—PRIVATE FAMILY HAVE well furnished Rooms to rent; all conveniences; terms reasonable; references.

71ST ST., 131 EAST.—A COMFORTABLY, NEATLY farmished Room in private house, with owner, for recommended gentlemen.

SOTH ST., 116 EAST.—LARGE ROOMS, HAND-somely furnished, beautifully decorated; modern. private house; bath, heat, hot water; all conveniences; gentleman or we, with references.

97TH ST., 72 WEST.—LARGE ROOM, BEDROOM connecting; also ball Room; all conveniences; breakfast if desired.

Pannaci's Hotel, Seabright, N. J.

UNFURNISHED ROOMS AND APARTMIENTS TO LETT.

4 OR FIVE 'UNFURNISHED, LIGHT ROOMS, kitchen, bath; bay window; choice location, 70 West Coth.

SCHAEPER 28TH ST., 412 WEST.—APARTMENTS OF THREE rooms, all in good order; rent \$12. Nee janitor.

BACHELORS' APARTMENTS—TWO ROOMS AND bath, furnished or unfurnished, in handsome apartment house, near Pifth arenna pleas; terms moderate.

H. J. CARR, 1.549 9th av., near 81st st. NO. 70 WEST 102D ST.—THE FINEST APARTMENTS now ready for occupancy; cheap root; halls heated; all improvements; quiet neighborhood. Apply jasticr.

SELECT APARTMENT TO LET.—FINEST NEIGHborhood in city, 54th st., near Madison av.; root \$600.

E. A. GRUIRSHANK & CO., 176 Broadway.

To Let-Furnished.
COMPLETELY FURNISHED SMALL PLAT: STEAM best and bath, plane; for sale or rent immediately, 41 West 60th at. FACE. Wont 50th st.

PACE.

P

BROCKHOLST HOTEL Apartment House, Sith at and Columbus av.

A new departure: a great encess; only four suites left out of S0; from three to mine rooms each; with or without kitchen; unfurnished.

RESTAURANTS, BARBERS SHOP, &C., cleganily appointed, all in house; magnificent marble and only centrance ball; passenger and freight elevators run all night.

The privacy of a home, with all the conveniences of a hotel, at the price of an ordinary flat. Nothing like them in the city. THE MILANO

(absolutely fireproof),

127 West Seth st., New York,

10 to 20 rosms; rents from \$1,400 to \$4,000.

The most exquisite apartment house in the city; located near the middle of the block.

The decorations, woodwork, ventilation, plumbing, heating and elevators are the very best; rooms large and all light; accessible by all railroads.

Bullt under the direction of R. La Forte, Owner.

INSPECTION INVITED.

S. G. HYATT & CO., Agents, on premises, or 1,675 Breadway, between \$2d and \$3d ets.

SIST ST., ONE BLOCK FROM "L" STATION, adjoining private residences, haudsomest Flats; latest design; separate servant stairs; door service; all hardwood; steam heated; seven rooms and bath; unequalled for the rental, \$75 to \$55.

unequalled for the rental, \$75 to \$55.

FROELICH, 1,352 Amstordam (10th) av., corner 61st.

A.— THE MONTANA.

No. 35 Mount Morris av., corner 12th st., frenting west side of Mount Morris Park.

STRICILLY FIREPROOF AND FIRET CLASS;

STEAM HEAT AND ELEVATORS;

seven to nine large rooms, sill light; cabinest trim and hardwood floors; bathrooms and halls tiled; handsomely decorated; rents \$1.000 to \$1.400; 25 per cent less than any other first class apartments in the city.

A.—ELEGANT SEVEN AND EIGHT ROOM ALL light and sunny Apartments; steem heated, decorated; hall hoys, clovators, coal and wood; 61st and 82d sta, near Fark av. Flegant backbier and milly Apartments, corner 44th st. and Lexington av., and 32 East 45th st. Handsome Apartments, 110, 112 East 47th st.; all light; moderate rents. Apply to janitor, or New York Storage Warehones office, 4th st, and Lexington av.

A.—NOVELDA APARTMENT HOUSE.

A.—NOVELDA av. corner 84th st.—Elegant Flats to rent; six and savon rooms; modern improvements; steam heated; light, sirr and cheerful.

APPLY ON PREMISES.

A.—S25 West 56th st.—An Apartment of eight sunuy rooms;

A.— PALISADE.

325 West 56th at.—An Apartment of eight sunny rooms; no sir shaft; steam heated; passenger elevator; hall boys; first class in every respect.

THOMAS & ECKERSON, 35 West 30th at.

THOMAS & ECKERSON, 35 West 30th at.

[IA.-EFFINGHAM.

Nes, 355 to 363 West 58th at.

A few Apartments at moderate rents; seven rooms, bath; cabinet finish; private bails, servants' stairway; decerated; one block from "L" (9th and 6th av.) station.

A.-A.
THE SHERMAN.

NOS. 155 TO 101 WEST 48TH ST.

seven rooms and bath, newly decorated, cabinet finish; beat, slevator. Superintendent on the premises.

A.-TO LET, HANDSOMELY DECORATED CORNER Flat, six large rooms, bathroom; cheapest and best for the money in the city; ouly \$27. Apply to janitor, 2,155 5th av., near 132d at. ALEXANDRIA -518T ST. AND 6TH AV.-DESIR-able Flats, seven rooms, in fine order; steam heat, &c.; \$50 to \$70 month. AR. R. WATERLOW, 9th av., corner 50th st.

ALL LIGHT, DECORATED, FIVE, SEVEN, EIGHT rooms, Morningside Buildings, 125th st. and Uclumbus av.; no shafts; rants low. WILCUX & SHELTON, 245 West 126th. WILCOX & SHELTON, 245 West 125th.

A.—REDUCED RENTS IN THE MODEL, BEST VENdisated and meat fandsomely decorated four room Flats
in the city, no shafts, all outside rooms, to small, rospectable families only. 48 Forty st. See janitress.

A.—A.—NEW CORNER APARTMENTS
of signs large, light rooms; steam heat, hall boy and alfmodern improvements; rants 25to 285; northeast corner 87th st. and Columbus av.

\*\*The Columbus av.\*\*

\*\*The C

ner 87th st. and Columbus av.

A CHOICE FLAT, EIGHT ROOMS,
THE CAYIGA. 150 WEST 83D 8T.;
LARGE, LIGHT ROOMS; CHEAP RENT.

A CABINET FINISHED FLAT; ELEGANT MIRrors, &c.; eight rooms and bath; 105 East 55th.; enly A .- 154 WEST 53D ST.-FIRST FLAT, 345; SECOND and Third, 345; Fourth, 340. SAM'L BLAKELY. BEL AIR FLATS, 114 TO 122 WEST GIST ST.—BE-ter deciding look at these coeey Flats; only a few va-sucles; two blocks from Central Park and Sixth and (inth avenue "L" reads; refined and genteel; rent about 15, Inquire office, 118, basement. N. B.—Please note bove numbers. ove numbers.

IE GOOD ENOUGH TO EXAMINE APARTMENTS, and 16 West '5th st. adjoining Central Park; they new, bomelike, steam heated and elegantly docod; six rooms and bath; \$35 to \$43; references imative. perative.

BARROW AND BEDFORD STS.—ELEGANT SINGLE
BIAR; \$23 to \$40.

GOODRICH & WOODCOCK, 20 Sth av.

ELEGANT SIX ROOM AND BATH PLATS; HANDsomely decorated; halls heated; rents from \$23 to \$28;
only to select families. 40 West 88th at.

CORNER CENTRAL PARK WEST AND 83D ST.—
Two elegant Suites, \$500 and \$1,000; elevator; all imarovements.

FLATS. To Let.—Unformished.

CORNER OF THE AV. AND 65D ST.—FINE ROOMS.
If light. SiD month; also five and eight Rooms, at 211
Vost 55th at., 52 and \$35 month. Gwner, 183 Broadway. West Sith at. 522 and \$35 month: Gwner, 183 Broadway.

FOOM I.

EXAMINE CORNER FLAT. SIX ROOMS, BATT;
modern improvements; private hall; rent reduced. Janutor, 78 West 13its at.

FRANKLIN.—HANDSOMELY DECORATED FLATS,
seven rooms, 55 East 11th at.; halls heated; all modern
improvements; \$44 - \$35.

FOLSOM BROTHERS, 534 Broadway.

FREE TO MARCH 1.—231—SEVEN VERY LIGHT
rooms and bath; steam heat, private halls, handsome
marble entrance. Janufsor, 120 West 57th st.

FLAT OF EIGHT ROOMS, WITH ALL IMPROVEments, on 6th av.

THOMAS & ECKERSON, 35 West 50th st.

FLATS AND APARTMENTS, UNFURNISHED AND
furnished, all parts city.

FOLSOM BROSS, 534 Broadway, near 13th st.

FLAT OF SEVEN ROOMS AND BATH; ALL IMprovements; good neighborhood; 532.

FLAT, CONTAINING SEVEN ROOMS, THIRD
floor, reut \$75. The Winchester, 1,244 Breadway, 31st
and 32d sts.

HANDSOME FLAT OF SEVEN ROOMS, 24 WEST

and 32d sts.

HANDSOME FLAT OF SEVEN ROOMS, 24 WEST 56th st. near Plaza Rotel; possession at once if required; rent reasonable. Apply on premises.

HANDSOME BROADWAY FLAT, NEAR 42D ST; seven rooms; all improvements; \$35 meath. Apply janitor, 148 West 41st st. LIGHT, ELEGANT, STEAM HEATED, DECORATED to truncing, 35 Wort Oth st., near Central Park; terms liberal. Horal, NO. 570 ST. NICHOLAS AV., CORNER 129TH ST.— helightfully situated Apartments of seven light rooms and hathroom; stoam heated, cabinet finished, hand-omely decorated; owner in house, Apply to janitor on premises or to C. H. BROWNE, 76 St av. PARTY WISHING TO REMOVE WILL SUBLET lat at great sacrifice; six rooms and bath; handsomely ecorated; well ventitated; all modern imprevenents, an he seen at any time, 102 West Classes, first flat,

RENT FREE TO FEBRUARY I.—COAL AND WOOD from two Apartments still left in the steam heated new spartment bouse, corner Park av and 82d st. Inquire in building. Office 900 Park av., ground flat, left of curtance. building. Office 900 Park av., ground flat, left of entrance.

STEAM HEATED FLAT OF SEVEN ROOMS AND beat; handsomely decorated; all improvements; \$43.

THOMAS & ECKERSON, 35 West 80th st.

SINGLE FLATS—SIX ROOMS. BATH, &C.; EVERY improvement; private block; routs 830 and 835.

SEE THE FINE FLATS 16 AND 18 WEST IESTH ST.; cheapest rent in city; all improvements; halls heated one menth free rent. Apply janitor.

THE WESTERLY—HANDSOMELY DISCORATED Flats, eight rooms, 408 West 54th st.; all modern improvements; steam heat; possession; \$40 to 875.

FOLSOM BIRDTHERS SS 48 Froadway.

THE LOTTA. NORTHEAST CORNER THA AV. AND 118th st.—The finest eight room Apartments in the city; two vacancies; \$50 per month.

2 SUPERIOR FLATS. SINGLE HOUSE, SEVEN rooms and bath; decorated, steam heated, &c. 1,986 7th av., between 119th and 120th sts.; neighborhood of four parks.

6 ROOM FLATS, WITH ALL: THE LATEST 1M-

parka.

6 ROOM FLATS, WITH ALL THE LATEST IMprovements; routs from \$17 to \$20 per month.

MUNDORFF, FOR East S3d st.

7 ROOM FLATS, DINING ROOM AND ALL THE
latest improvements and finely decorated.

GEO. MUNDORFF, 111 East 88th st.

10TH AV. 52D AND 53D STS.—LLEGANT FLATS
of four and five rooms; bath, steam heated, hot water,
stationery lubs, dumb waiter and all improvementar,
sents from \$14 toward; can be seen any time. Apply to
jamitor, 502 West 53d st.

and the state of t GOUDAICH A WOODCOCK.

WANTEG.
FLAT-PIVE OR SIX ROOMS AND BATH, OR PART of House, by young married couple; no children; east ide, below 50th as. preferred; references. J. B. M., terald Uptown. WANTED-FOR THREE MONTHS, BY FOUL duits, furnished Flat, situated between 8th and 59th t. and Park and 6th avs. Address S. D. P., box 100 lorald Uptown.

WANTED IMMEDIATELY—PLAT OF SEVEN LIGHT come; first class, accessible locality. Dr. SLADE, 274 West 40th. TRAVELLERS GUIDE.

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and Jersey City at 4 P. M.; an orchosts on each steamer A.—BRIDGEFURT-SPEAMER ROSEDALE LEAVER plus 24 East River at 3 P. M., 31st st., East River, at 3;15 M. and the state of the sta BALTIMORE AND OHIO RAILROAD.

Fast express trains via PHILADELPHIA to HALTI-MORE, WASHINGTON, CHICAGO, CINCINNATI, ST. LOUIS and all points West. PULLMAN CAR SERVICE ON ALL TRAINS.

Loavo New York, foot of Liberty st., as follows:

Por CHICAGO, 2 P. M., 12:15 A. M.
For CHNCINNATI, ST. LOUIS, 9 A. M., 5 P. M.
For WASHINGTON, BALTHINGER, 9 A. M., 11:30 A. M.,
3:20, 5 P. M., 12:15 A. M. All trains daily except 11:29) 

J. T. ODELL,
General Manager. General Passenger Agent.

BOSTON - THE INSIDE ROUTE - PASSENGERS
will find this the most comfortable in winter. Fare, 22,
via STONINGTON LINE.
Providence, \$2 25; Worcester, \$2 25. Steamers leave
new pier 30 N. R., one block above Canal st., at 5 P. M.
daily, except Sunday.

daily, except Sunday.

NEW YORK CENTRAL

AND

HUDSON RIVER RAILROAD,

Trains leave as follows:—

9:10 A. M.—FAST MAIL. For Albany, Utios, Syracusa,
Rechester, Batavia and Buffalo,
10:00 A. M.—CHICAGO VESTIBULE LIMITED, due as
Chicago 9:49 A. M. noxt day.
10:30 A. M.—WESTERN DAY EXPRESS—Daily except
Sundays.
12:00 Noon.—SOUTHWESTERN VESTIBULE LIMITED,
due Cincinnait 10:00, Indianapolis 11:10 A. M., St.
Louis 6:30 P. M. due Cincinnati 10:00, Indianapolis 11:10 A. M., St., Léuisé.20 P. M., S. Leuisé.20 P. M., S. Leuisé.20 P. M., S. Leuisé.20 P. M., S. Leuisé.20 P. M., Rext day., O. P. M., FAST WESTERN EXPRESS.—Due Chicago 9:00. Cincinnatié.50 P. M., St. Leuis 115 A. M., S. Leuis 100 P. M., ADIRONDACK, MONTREAL AND BUFFALO EXPRESS. M .- PAST ST. LOUIS AND CHICAGO EX-Due Indianapolis 11:20 P. M. next day, St. Due indianapolis 11:20 P. M. next day, St. O. A. M.
(NEWBURG), POUGHREEPSIR, RHINE(KINGSTON), AND HUDSON-47:45, \$10:20, M.: 43:30, 5:55, 56:25 P. M.; also for Pough, 12:200 noen, 42:30, 46:55, 5:00, 7:30, 9:15 P. M.; non's West Point), 47:45, \$11115 A. M.; \$2:30, 5, \$4:55, \$4:25, \$4:55, \$5:00, 7:30, \$4:55, \$6:25 P. M.; ALBANY - 7743, 9:10, 10:00, 410:30, 411:15 A. M.; 12:30, 10:00, 43:30, 3:55, 4:50, 6:00, 40:25, 7:30 9:15 P. N.; TROY-17:55, 9:10, 10:30, 410:30 412:00 night.
1ROV-+1745. 9:10, 10:00, +10:30, +11:15 A. M.; 12:00 noon, 48:00, 4:00, 0:00, 7:30, 9:15 P. M.; 412:00 night.
UTICA AND SYRACUSE-+17:46, 9:10, 10:00, +10:30 A. M.; 12:00 noon, 4:50, 6:00, 7:30, 8:15 P. M.; 412:00 night.
ROCHESTER.-9:10, 10:00, +10:30 A. M.; 12:00 noon, 4:50, 4:00, 7:30, 9:15 P. M.; 12:00 noon, 4:50, 6:00, 7:30, 0:15 P. M.; 12:00 noon, 4:50, 6:00, 7:30, 9:15 P. M.; 12:00 night. 9/15 P. M.
PALLS-9-10, 10:00, †10:30 A. M.; 12:00 noon,
7:30, 9:15 P. M.
OK MOUNTAINS AND MONTREAL-†7:45,
M.; \$7:30, \$9:15 P. M.; †12:00 night,
GENEVA AND CANANDAIGUA-9:10, 10:00,
M.; 7:30, 9:15 P. M.; †12:00 nidnight,
IS HILLS, VIA HARLEM DIVISION—†11:10
20 P. M. 

SO, 8-20, NO. 300, No NORWICH LINE.

FARES REDUCED TO ALL POINTS.

New London, 51: Norwich, \$1:25; Worcester, \$2:

Boston, \$3.

STRAMERS leave plor 49 NORTH RIVER, next PIER ABOVE DESBROSSES STREET PERRY, DAILY (Sondays excepted) at 4:30 P. M. Tickets and stateroom secured at principal offices in New York, Brocklyn and Jersey City. PENNSYLVANIA BAILBOAD.

SCHEDULE IN EFFECT JANUARY 1, 1891.

FOR THE WEST. FAST LINE -6:00 A. M. daily for Cleveland, Columbus, Chicago and St. Louis, and daily, except Saturday, for Toledo.

PENNA. LIMITED.-10:00 A. M. dally for Cincinnati and Chicago. ST. LOUIS, CHICAGO AND CINCINNATI EXPRESS .- 2:00 P. M. daily for Cincinnati, Chicago and St. Louis.

WESTERN EXPRESS.-6:30 P. M. daily for Cincinnati, Chicago and St. Louis, and daily, except Saturday, for Cleveland and Teledo. PACIFIC EXPRESS.-8:00 P. M. daily for Chicago and Tolodo, and daily, except Saturday, for Cleveland and Columbus.

P.—ERIK RAILWAY.—PICTURESQUE ROUTE Of timerica, via Chautanqua Lake or Ningara Falls. Solid rains for Chicago lears New York, fost of Chambers at, is 3:00 P. M. (restibule limited), 0:00 P. M. and 8:30 P. K. No change of care.

Trunks, Satchels, Bags, Steamer Chairs, Rugs, &c.